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|------------------------------------|--|
| Screening/Landscape/Buffers | Screening trees must be provided within the buffer adjacent an A or B district, along with screening fence (vinyl or metal prohibited) |
| Signs | No freestanding or roof signs are permitted; signs shall be fastened against the wall |

Site Information:

Owner: Shelley Strawther
4210 Meadowbrook Dr.
Fort Worth TX, Texas 76103

Agent: Kelley Strawther
Acreage: 1.39 acres
Comprehensive Plan Sector: Eastside

Surrounding Zoning and Land Uses:

North "A-5" One-Family / single-family
East "A-5" One-Family / single-family
South "B" Two-Family / single-family
West "A-5" One-Family / single-family; Library

Recent Relevant Zoning and Platting History:

Zoning History: None
Platting History: None

Transportation/Access

| Street/Thoroughfare | Existing | Proposed | In Capital Improvements Plan (CIP) |
|---------------------|-------------|-------------|------------------------------------|
| Stark Street | Residential | Residential | No |

Public Notification:

The following Neighborhood Associations were notified:

| | |
|------------------------------------|---|
| Handley NA | Southeast Fort Worth, Inc. |
| Southeast Meadowbrook | East Fort Worth Neighborhoods Coalition |
| Central Meadowbrook | Neighborhoods of East Fort Worth |
| East Fort Worth Business Assoc. | Fort Worth ISD |
| Historic Handley Development Corp. | |

Development Impact Analysis:

1. Land Use Compatibility

The applicant is proposing a zone change from "A-5" One-Family to "ER" Neighborhood Commercial Restricted. Surrounding land uses are primarily single-family with commercial located along Lancaster Avenue.

ER is meant to provide a buffer and is compatible with residential uses, however, the proposed site is in the middle of the block and is surrounded by single-family homes.

As a result, the proposed zoning **is not compatible** with surrounding land uses.

2. Comprehensive Plan Consistency

The 2012 Comprehensive Plan designates the subject property as single-family. The proposed "ER" zoning is not consistent with the following Comprehensive Plan policies.

- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods. (pg. 38)

- Separate incompatible land uses with buffers or transitional uses. Some land uses have attributes such as height, proportion, scale, operational characteristics, traffic generated, or appearance that may not be compatible with the attributes of other uses.

Due to the single-family designation, the zoning change request **is not consistent** with the Comprehensive Plan.

To view the Comprehensive Plan: <http://www.fortworthgov.org/planninganddevelopment/misc.aspx?id=81678>

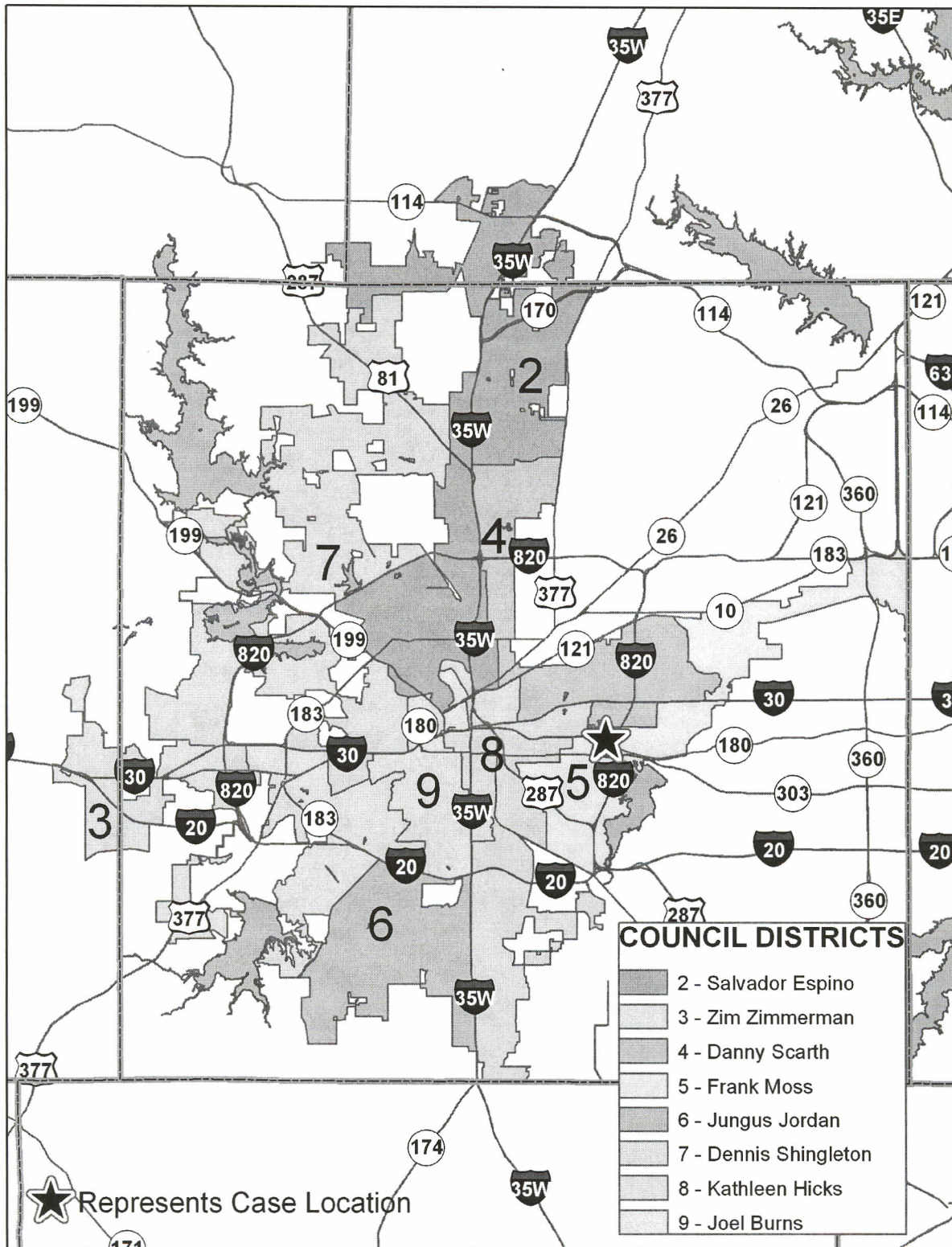
Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes of the Zoning Commission meeting

FORT WORTH

ZC-12-067

Location Map

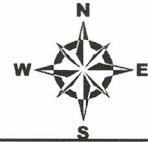




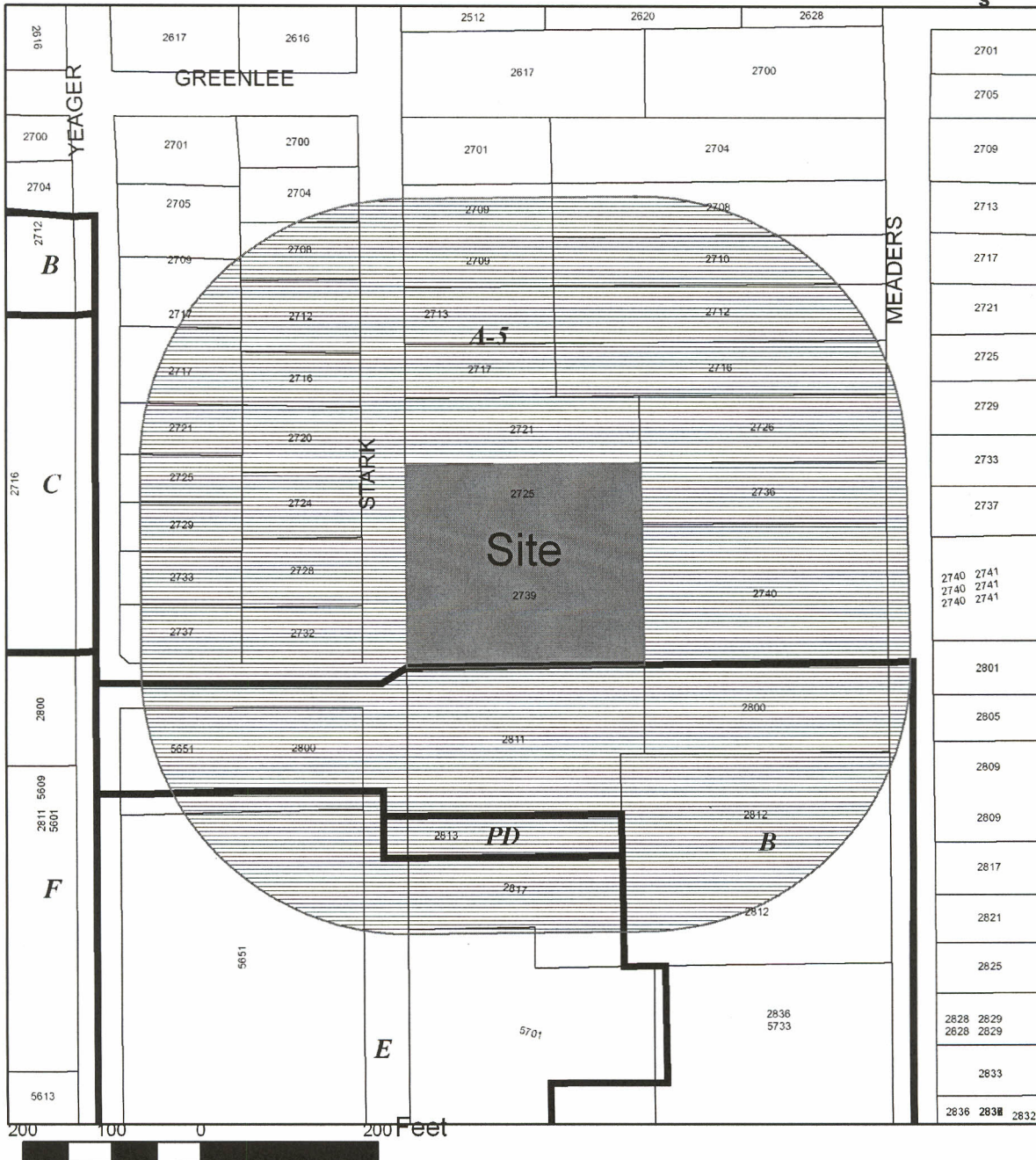
ZC-12-067

Area Zoning Map

Applicant: Shelley Strawther
 Address: 2725 & 2739 Stark Street
 Zoning From: A-5
 Zoning To: ER
 Acres: 1.40924571
 Mapsco: 79G
 Sector/District: Eastside
 Commission Date: 7/11/2012
 Contact: 817-392-8043



 300 Ft. Notification Buffer

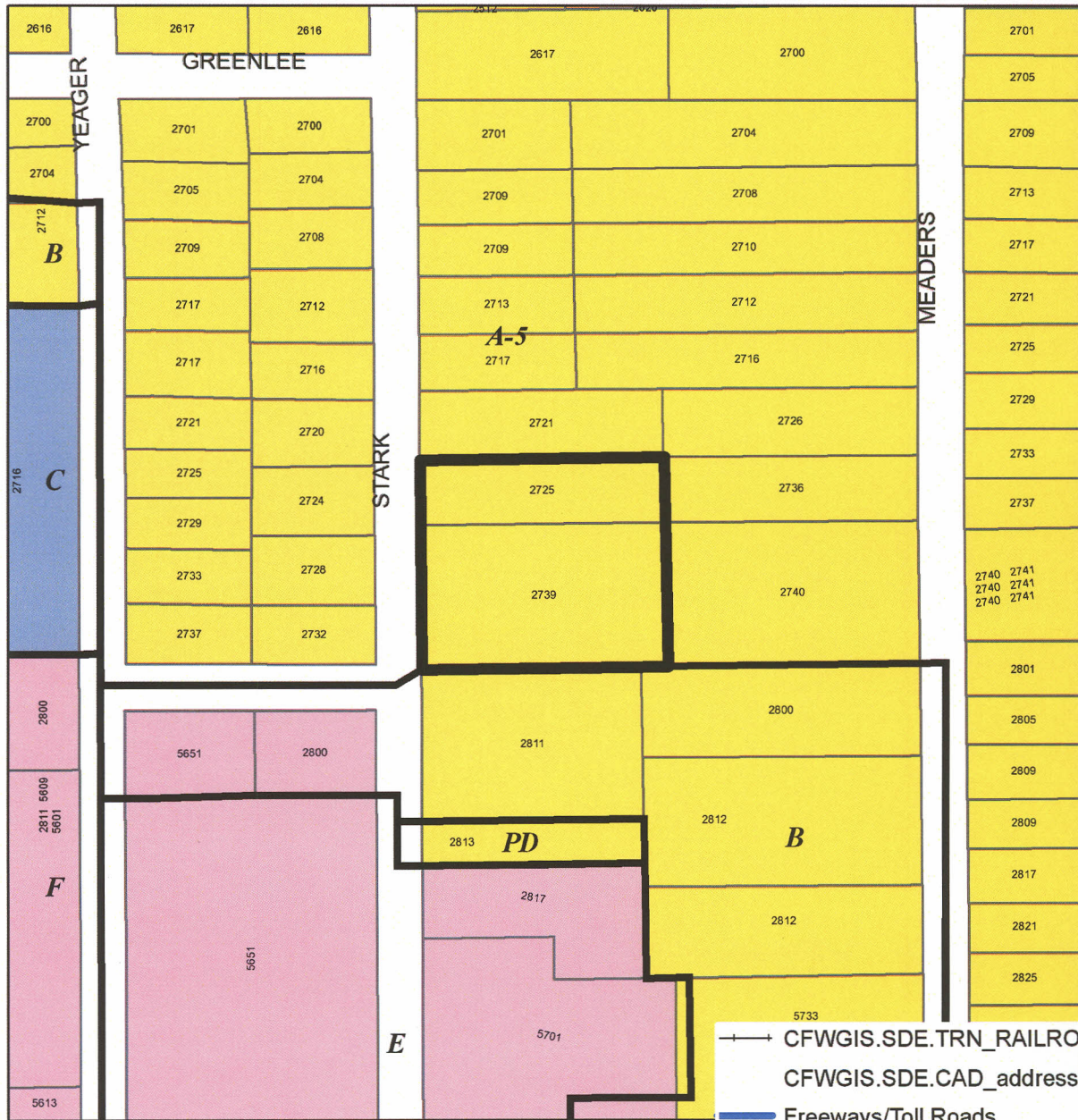




2725 & 2739 Stark Street

Future Land Use

ZC-12-067



- Vacant, Undeveloped, Agricultural
- Rural Residential
- Suburban Residential
- Single Family Residential
- Manufactured Housing
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Institutional

- Neighborhood Commercial
- General Commercial
- Light Industrial
- Heavy Industrial
- Mixed-Use Growth Center
- Industrial Growth Center
- Infrastructure
- Lakes and Ponds
- Public Park, Open Space
- Private Park, Open Space

- CFWGIS.SDE.TRN_RAILROADS
- CFWGIS.SDE.CAD_addresses
- Freeways/Toll Roads
- Proposed Freeway/Toll Road
- Principal Arterial
- Proposed Principal Arterial
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Flood Plain



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government code, Section 219.005) Land use designations were approved by City Council on March 06, 2012



Aerial Photo Map



Development for all uses in “E” Neighborhood Commercial plus outdoor display/sales for playsets and kitchens and to allow for front yard fencing; site plan waiver requested

Bryan Karlin, 1212 S. Preston Road, Celina, Texas speaking on behalf of Mr. Galyen stated they are moving forward with the alley vacations and platting. Mr. Karlin said they are requesting to take the properties to PD/E plus outdoor playsets and kitchens.

Mr. Edmonds mentioned the blind curve along Ederville Road and that any existing fences to be removed and or replaced should be replaced with an open type design. Mr. Karlin said it would be a wrought iron fence between six and eight feet. Ms. Murphy asked for clarification whether it was all fences that were replaced or for perimeter fencing only.

Motion: Following brief discussion, Mr. Edmonds recommended approval of the request as amended for perimeter fencing to be open type design, seconded by Ms. Conlin. The motion carried unanimously 9-0.

| <i>Document received for written correspondence</i> | | | | <i>ZC-12-066</i> | |
|---|-------------------|---|------------------|------------------|----------------|
| Name | Address | In/Out 200 notification area ft | Position on case | | Summary |
| Chesapeake Operating, Inc. | 6900 Ederville Rd | In | Support | | Sent letter in |

IV. New Cases

3. ZC-12-067 Shelley Strawther (CD 5)- 2725 & 2739 Stark Street (Slone Addition, Lots 12 & 13, 1.39 Acres): from “A-5” One-Family to “ER” Neighborhood Commercial Restricted

Kelley Strather, 4210 Meadowbrook Drive, Fort Worth, Texas speaking on behalf of the applicant is requesting to rezone to ER for an adult daycare facility. Ms. Strather said she has tried to contact three of the neighborhood associations; she could not contact Meadowbrook Association because they are in the process of changing officers. She mentioned one but did not catch the name and the contact person was out of town for Stop Six.

Mr. Genua asked why the zoning change instead of going through the Special Exception. She said if they went through the Special Exception they could not add onto the property. She is planning on using just the house right now.

Ms. Burghdoff explained that if she was expanding the number of people then she would have to reapply with the Board of Adjustment if she went through the Special Exception process.

Mr. Genua mentioned the request to rezone to ER restricts alcohol uses but there are other uses that may not be compatible due to the close proximity to single-family.

Mr Ferrell asked about their future growth plans. Ms. Strather said it would be an adult day care facility. It is currently being used as a rental property.

Mr. Ortiz said the concern they have is the additional uses. Mr. Ferrell asked why she did not apply for a Board of Adjustment case. Ms. Strather said she did not want to have to go before the board again for any change as explained to her by staff.

Judy Taylor, 2604 Stark Street, Fort Worth, Texas spoke in opposition of the request and does not want to see commercial uses there. She spoke of the house as being recognizable when referring to the native stone rock, with a pond, bridge and doll house. Stark is the main street between Lancaster and Meadowbrook Drive. Rezoning creates a burden for the elderly people and concerns of disabled people living next to a home where people roam the street making improper gestures.

Mr. Genua asked about her concern of this being an adult day care. Ms. Taylor is concerned with parking, traffic and possible uses.

Ms. Conlin commented on the neighborhood association directly affected, which is Handley not Meadowbrook.

Mr. Ferrell asked what concerns she actually has. She mentioned the change from single-family to commercial; she doesn't object to the adult day care as a single-use.

Ms. Zadeh wanted clarification on the special exception process and explained it to the opposition.

William Stevens 2605 Stark Street also spoke in opposition with the same concerns.

In rebuttal, Ashley Strather one of the agents on the case mentioned they do understand the concerns and are ok with submitting a site plan to the BOA for a Special Exception. She mentioned their home care office is just south of there and need a place for their patients to stay during the day.

Motion: Following brief discussion, Mr. Ferrell recommended denial without prejudice of the request, seconded by Mr. Genua. The motion carried unanimously 9-0.

| <i>Document received for written correspondence</i> | | | | <i>ZC-12-067</i> | |
|---|-------------------|---------------------------------------|----|------------------|------------------|
| Name | Address | In/Out 200 notification area | ft | Position on case | Summary |
| Judy Taylor | 2604 Stark Street | No | | Opposition | Spoke at hearing |
| William Stevens | 2605 Stark Street | No | | Opposition | Spoke at hearing |

4. ZC-12-68 Bear Creek Plaza, LTD (CD 2)- 11011 Old Denton Road (William McGowen Survey, Abstract No. 999, 6.46 Acres): from "G" Intensive Commercial to "PD/G" Planned Development for all uses in "G" Intensive Commercial plus mini storage; site plan included.